



Chartlands, Main Street, Bruntingthorpe, Lutterworth,  
Leicestershire, LE17 5QE

HOWKINS &  
HARRISON

Chartlands, Main Street,  
Bruntingthorpe, Lutterworth,  
Leicestershire, LE17 5QE

Guide Price: £825,000

A spacious five bedroom detached property with stunning gardens, sitting on a generous plot of 0.43 acres. Located in the popular Leicestershire village of Bruntingthorpe, this property provides parking for numerous vehicles and further benefits from a double garage with electric roller doors and open countryside views to the rear.

#### Features

- 0.43 acre plot
- Spacious principal bedroom with en-suite
- Karndean flooring to the reception hall
- Five bedrooms
- Attractive garden room overlooking the rear
- Kitchen/breakfast room
- Stunning landscaped gardens divided into three areas
- Parking for several vehicles
- Double garage with electric roller doors
- Popular village location
- Fitted shutters to the sitting room
- Gardens backing on to open countryside



## Location

Bruntingthorpe is an attractive, highly sought after village in the Harborough District of Leicestershire. Within the village itself there are two public houses, a church, and a village hall. It borders the villages of Peatling Parva, Gilmorton and Kimcote and is just a short drive away from the market town of Lutterworth, which offers a number of local amenities such as shops, public houses, supermarkets, and a GP surgery. The village is very well positioned for the commuter with the M1, M6, M69 and A5, all within easy reach. Train stations can be found nearby at Market Harborough and Rugby.



## Ground Floor

The front door with fan light over opens into a spacious reception hall, fitted with high quality Karndean herringbone flooring. Stairs rise to the first floor and doors lead to a useful storage cupboard and the ground floor accommodation, including the downstairs cloakroom, fitted with ceramic tiled flooring and vanity unit with wash hand basin and fitted mirror over. The living room has attractive shutters fitted to the front windows and bi-fold multipaned doors allowing access to the rear garden, along with an Adams style open fire with marble hearth providing a focal point to the room. The dining room, which is currently being used as a family room, features coving to the ceiling and benefits from dual aspect windows overlooking the front aspect. To the rear of the property there is a garden room with attractive bespoke curved Georgian style multi paned windows and doors. This room is a perfect space to enjoy the views across the stunning landscaped gardens. The kitchen/breakfast room is fitted with numerous cherry wood wall and base kitchen cabinets including cutlery and pan drawers, with Corian work surfaces over. There is a breakfast bar, ceramic tiled flooring and bespoke cupboards running below the windows which overlook the rear garden. Integrated appliances include a fridge, electric hob with extractor fan over, double electric oven and dishwasher. A door provides access to the rear with an internal door leading to the utility room, which is of a generous size and provides space for additional appliances such as a fridge/freezer, washing machine and tumble drier, along with further wall and base kitchen cabinets, ceramic tiled flooring which complements the kitchen floor and a stable door to the side aspect.





## First Floor

Accessed via a split level landing with large window over, oak doors provide access to five bedrooms and the family bathroom. The principal bedroom is of a generous size and is fitted with wardrobes, complementing wall hung cupboards, drawers and a dressing table with triple aspect windows. There is an attached en-suite which is fitted with wood effect vinyl flooring, contemporary heated radiator, easy clean glass shower enclosure fitted with shower panels, white high gloss vanity unit with drawers, cupboards and WC along with matching white high gloss vanity with his and hers wash hand basins and fitted mirrors over. Bedrooms two, four and five benefit from fitted wardrobes with bedroom two featuring a wash hand basin. The family bathroom is fitted with wood effect vinyl flooring, panelled bath with shower over, fitted mirror, towel ladder, WC, vanity unit with wash hand basin and double shower enclosure, tiled to the splash back areas.

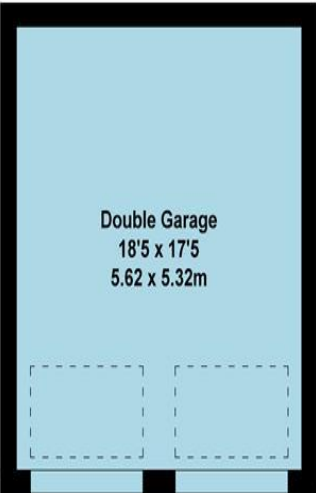
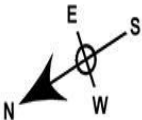
## Outside

A spacious block paved driveway provides parking for several vehicles in front of the double garage with electric roller doors. The front garden is particularly low maintenance with a pebbled area and planted borders. There are established trees including a wonderful Magnolia. A brick-built wall encloses the front of the property, and a side gate leads to a paved and cobbled patio, and the wonderful, landscaped rear gardens which are divided into three sections. There is a formal garden with seating area and an ornamental pond with water feature and raised lawn, which is accessed via two sets of steps in between a dwarf brick-built wall. A gate to the side of the property leads to a log and bin store. A pathway meanders past box bay hedging, established borders, stocked with a variety of plants and shrubs, and leads to a further seating area. To the side of this is a pergola which provides access to another lawned area, ideal for children with a climbing frame with child safe surface. This area is particularly colourful in the Spring with numerous planted bulbs. From here, a wooden gate leads through to a spacious vegetable garden with several beds, two sheds, green house, covered netted area and compost stores. To the rear of this area there is a pretty wildflower garden along with planted photinia and a further seating area, allowing you to make the most of the countryside views beyond.

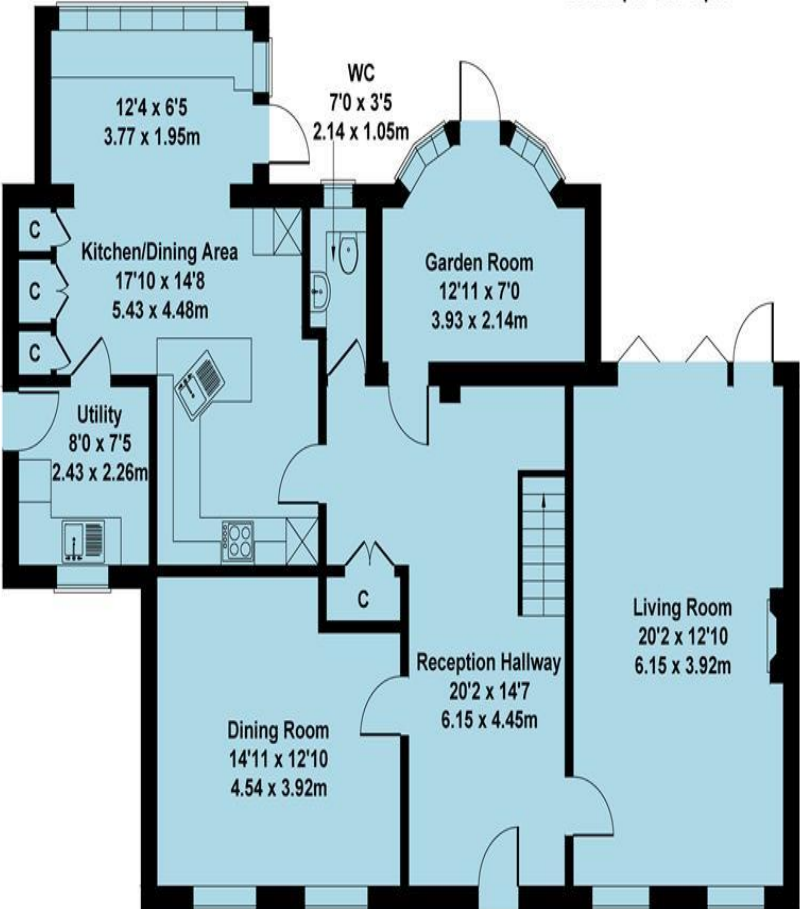


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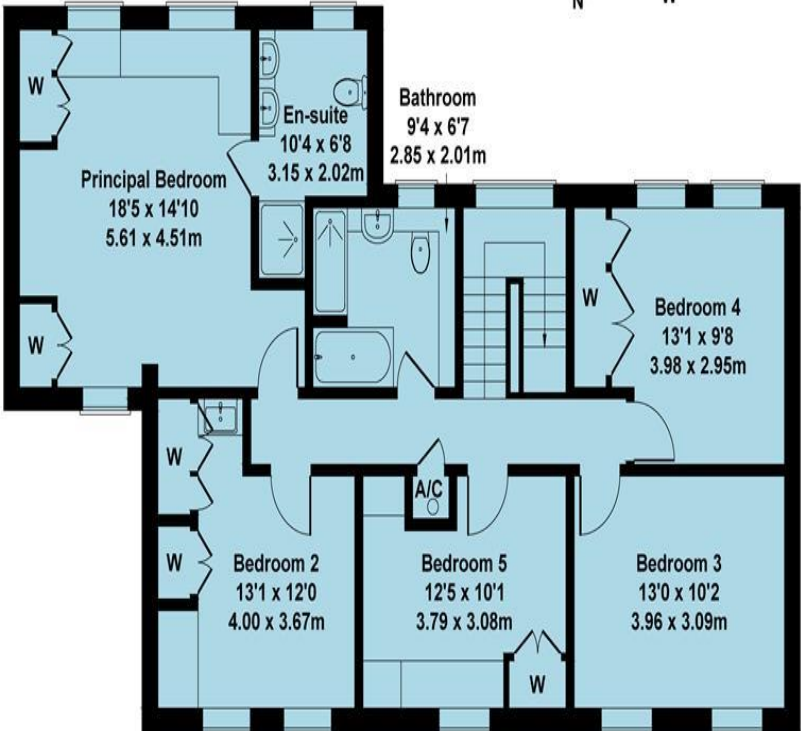
Approximate Gross Internal Area  
2562 sq ft - 238 sq m



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

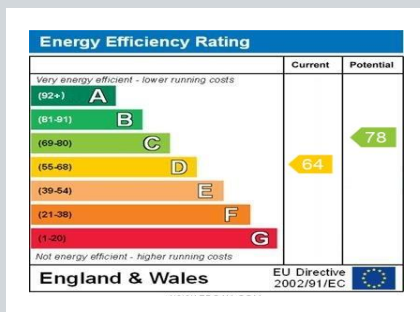
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – G.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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